

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS,
AND PROPOSED DISPOSITION OF PARCEL R-4A IN
THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

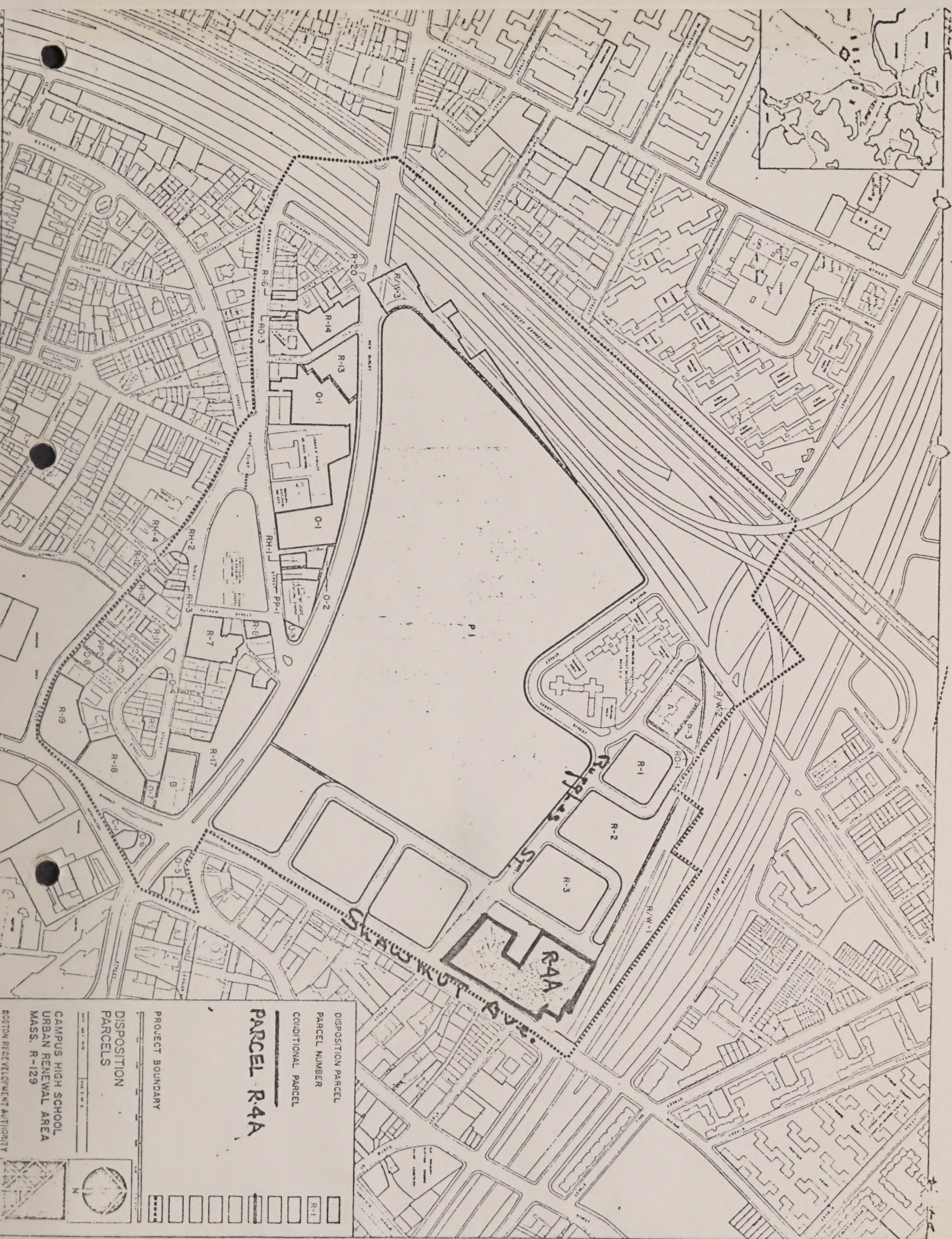
WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area, Project No. Mass. R-129 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Lower Roxbury Development Corporation has submitted an acceptable proposal for the development of Parcel R-4A in the Campus High School Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the tentative designation of Lower Roxbury Community Corporation as Redeveloper of Parcel R-4A is hereby rescinded.
2. That Lower Roxbury Development Corporation be and hereby is finally designated as Redeveloper of Parcel R-4A in the Campus High School Urban Renewal Area.
3. That it is hereby determined that Lower Roxbury Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
5. That the final Working Drawings and Specifications submitted by Lower Roxbury Development Corporation for the development of Parcel R-4A conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-4A to Lower Roxbury Development Corporation, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".



APR 5 1973

MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129
FINAL DESIGNATION OF REDEVELOPER AND APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS
DISPOSITION PARCEL R-4A

Summary: This memorandum requests that the Authority finally designate Lower Roxbury Development Corporation as Redeveloper of the above-captioned disposition parcel, approve the Final Working Drawings and Specifications submitted by Lower Roxbury Development Corporation for the redevelopment of this Parcel, and authorize the conveyance to Lower Roxbury Development Corporation of Disposition Parcel R-4A in the Campus High School Urban Renewal Area.

On January 29, 1970, the Authority tentatively designated the Lower Roxbury Community Corporation as Redeveloper of the area known as Parcel R-4A in the Campus High School Urban Renewal Area. Parcel R-4A consists of approximately 116,656 square feet located at the corner of Shawmut Avenue and Ruggles Street.

This tentative designation was for Parcels R-1, R-2, R-3, R-4A and R-5, also. At that time, the Redeveloper was processing a proposal through MHFA for an 8 million dollar mortgage to cover the construction of an elderly tower, a moderate rise family structure and town house units. Since then however, MHFA has determined it more feasible to issue 3 separate commitments and have the Redeveloper stage its proposal.

The first stage of the development, the 12 story elderly tower is nearing completion on Parcel R-4B. The Redeveloper has just received a firm commitment from MHFA in the amount of \$3,992,618. for the construction of a seven story apartment building for occupancy by low and moderate income families. The building will contain 131 units of which 25 will be one bedroom units and 106 will be two bedroom units.

The Development Team, consists of Housing Innovations, Inc., as Consultant, Samuel Glaser & Partners together with John Sharratt Associates as Architects, and the George B. H. Macomber Co., as General Contractor. The development is a non-profit venture, hence the mortgage amount of \$3,992,618. represents 100% of the total development cost. Due to this fact, the initial closing and construction start must occur immediately in order that the construction cost remain within the mortgage limits.

The Final Working Drawings and Specifications for this development have been reviewed and found acceptable by both the Authority's Department of Urban Design and the Massachusetts Housing Finance Agency. A reuse price of \$11,000.00 for the Parcel was approved by the Authority on February 10, 1972.

The Redeveloper has formed a separate entity, the Lower Roxbury Development Corporation, to take title to the land and act as the Mortgagor. The Authority has authorized the Lower Roxbury Development Corporation to act as a Chapter 121A Corporation, and approved the Project under Chapter 121A. It will be technically necessary, however, to rescind the tentative designation of the Lower Roxbury Community Corporation and finally designate in its place the Lower Roxbury Development Corporation as Redeveloper of this Parcel.

I therefore recommend that the Authority finally designate the Lower Roxbury Development Corporation as Redeveloper of Disposition Parcel R-4A, approve the Final Working Drawings and Specifications submitted by Lower Roxbury Development Corporation, and authorize the conveyance to the Lower Roxbury Development Corporation of Disposition Parcel R-4A in the Campus High School Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

PLATE 10

EXHIBIT

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